

FOR LEASE

2ND FLOOR RETAIL/OFFICE SPACE

305 E Virginia St | McKinney, TX 75069



VISION

COMMERCIAL REAL ESTATE

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VISIONCOMMERCIAL.COM

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PRICE | \$24 PSF + NNN (est. \$10.03)

PROPERTY AREA | 1,500 - 4,500 SF



PROPERTY HIGHLIGHTS

- 👁 Suite 202 - 3,000 SF; Suite 203 - 1,500 SF (4,500 SF contiguous)
- 👁 Retail or office space
- 👁 Adjacent to future Hwy 5 expansion and ground level park
- 👁 Strategically located in McKinney Square’s long term growth plan
- 👁 Overlooks historic McKinney on the Square
FREE parking garage directly behind building
- 👁 Excellent destination-based co-tenancy including Arcade 92 and The Comedy Arena

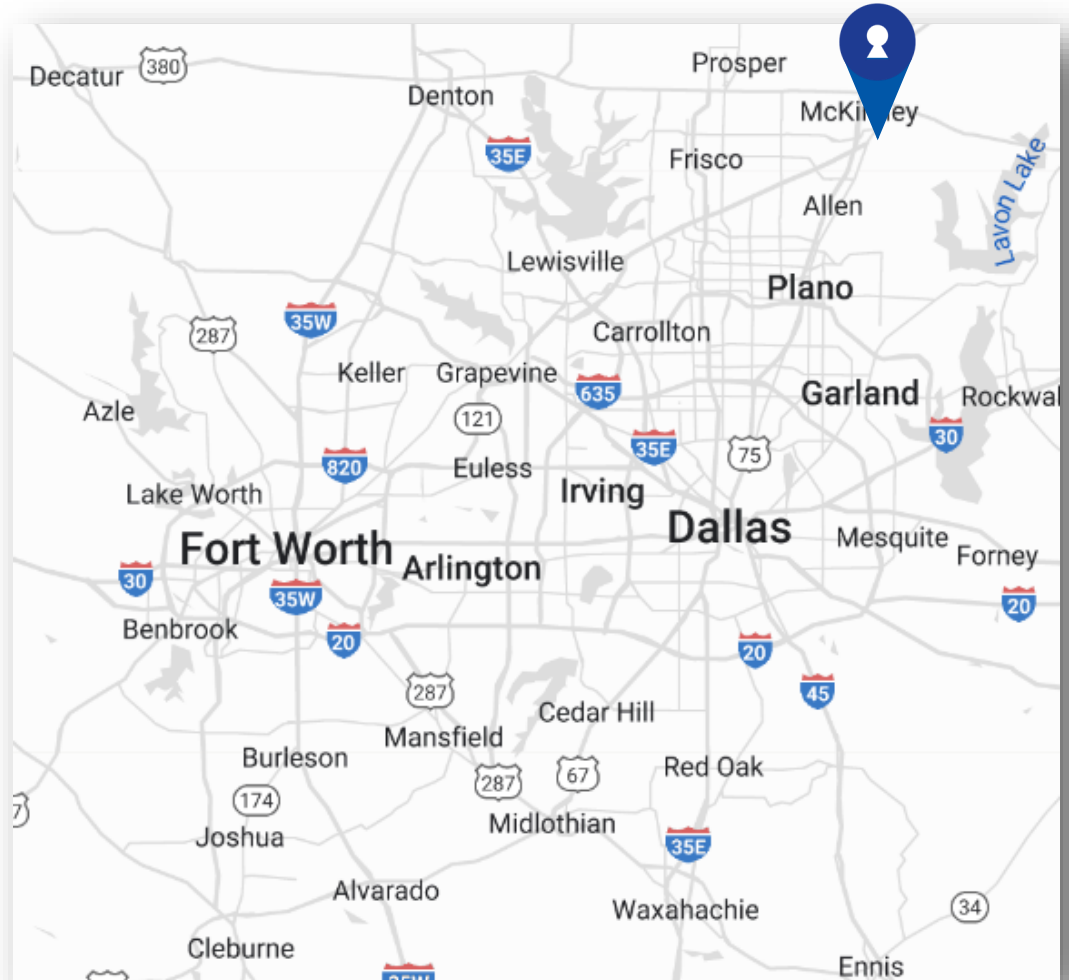
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	11,665	25,523	47,013	122,779
DAYTIME POPULATION	11,851	34,250	58,777	115,124
AVG HH INCOME	\$93,036	\$94,697	\$104,674	\$130,530
POPULATION GROWTH 2024-2027	0.33%	0.23%	0.79%	1.71%

*STDB.com 2024

TRAFFIC COUNT

23,604 VPD at N McDonald & E Virginia St





LOCAL YOCAL
FARM TO MARKET

harvest
AT THE MASONIC
A Twist of Lime

Apricot Lane
BOUQUET
LAYERED
COFFEE BAKERY KITCHEN

MCKINNEY
TEXAS
Unique by nature.

WZ
BEAUTY STUDIO

Hunt St

5
TEXAS

N. McDonald St

NEW CITY HALL -
\$100M+ -
OPENING
IN 2024

MCKINNEY
TEXAS
Unique by nature.

Cocktail Creamery

Capital Title
A Shaddock Company

FREE PARKING GARAGE

NEW DEVELOPMENT
- 300+ MF UNITS

ACM
ANTIQUARY COMPANY MALL

FOXIE'S
RESTAURANT & GRILL



Grand Hotel
& Ballroom

Downtown
MCKINNEY, TX
ESTABLISHED 1966
SHOP • DINE • ENJOY

Palma Green
HOME AND MARKET

Hugs
CAFE INC

THE CELT
IRISH PUB
CIGAR AGES CRAFT

FAIR & SQUARE
DOUG & LYNDY'S
ski shop

B
BREAD & PASTRY

FUTURE LOWER 5 PLAZA PROJECT -
DOWNTOWN PEDESTRIAN CONNECTION

LANDON
WINERY

Kentucky St

Virginia St

Louisiana St

SPOONS
cafe

SPICE & TEA
MERCHANTS

EMPORIUM
PIES

mellow
MUSHROOM

F

LOCAL YOCAL
BBQ AND GRILL

NEW LOCATION
TUPPS
BREWERY

TRG
FITNESS

5
TEXAS

FREE PARKING GARAGE

SITE

NEW DEVELOPMENT
- 300+ MF UNITS

NEW CITY HALL - \$100M+
OPENING IN 2024

FUTURE LOWER 5 PLAZA
PROJECT -
DOWNTOWN PEDESTRIAN
CONNECTION

Virginia St

Louisiana St

N McDonalds St

NEW LOCATION
TUPPS
BREWERY

Throckmorton St

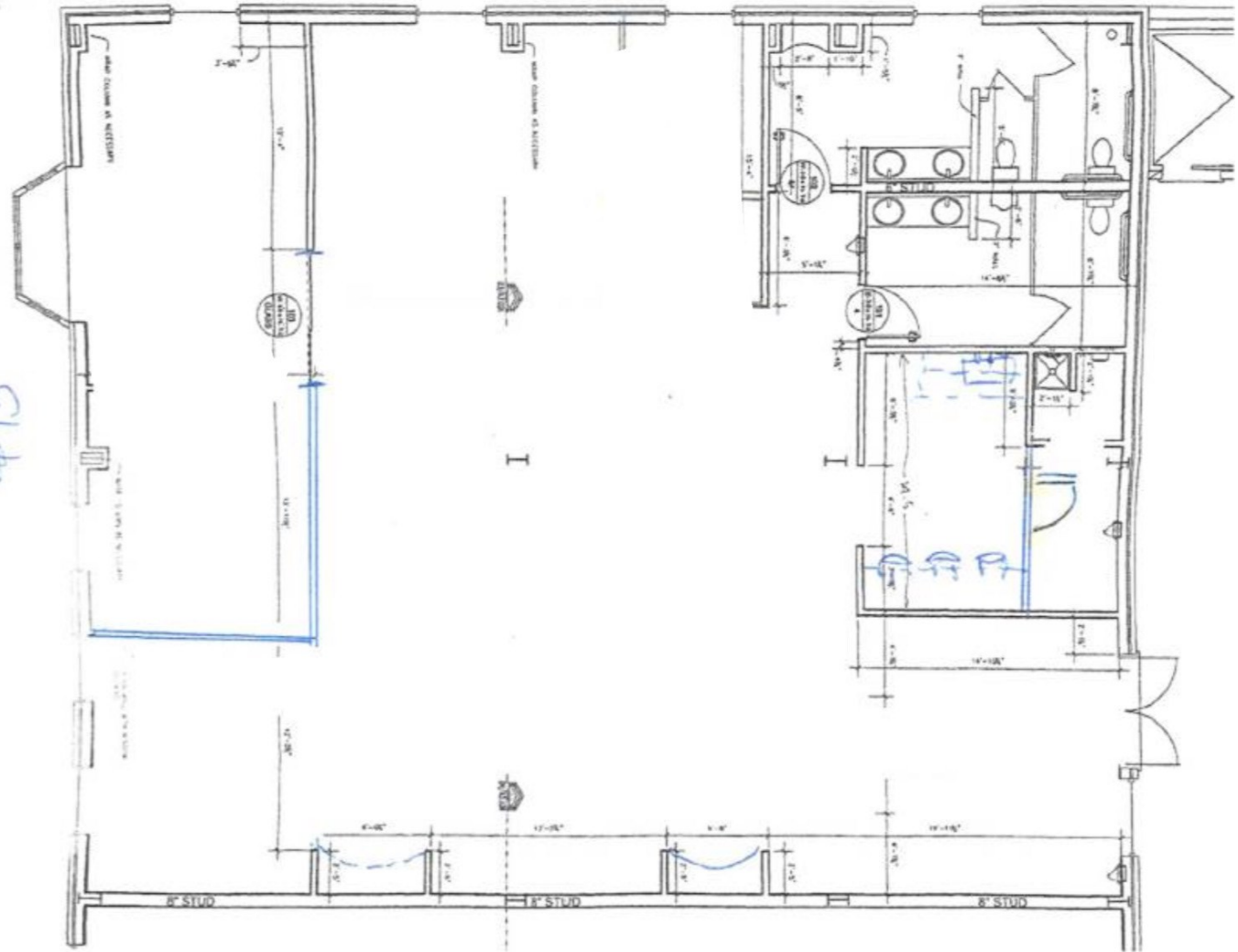


Greenville St

SUITE 202

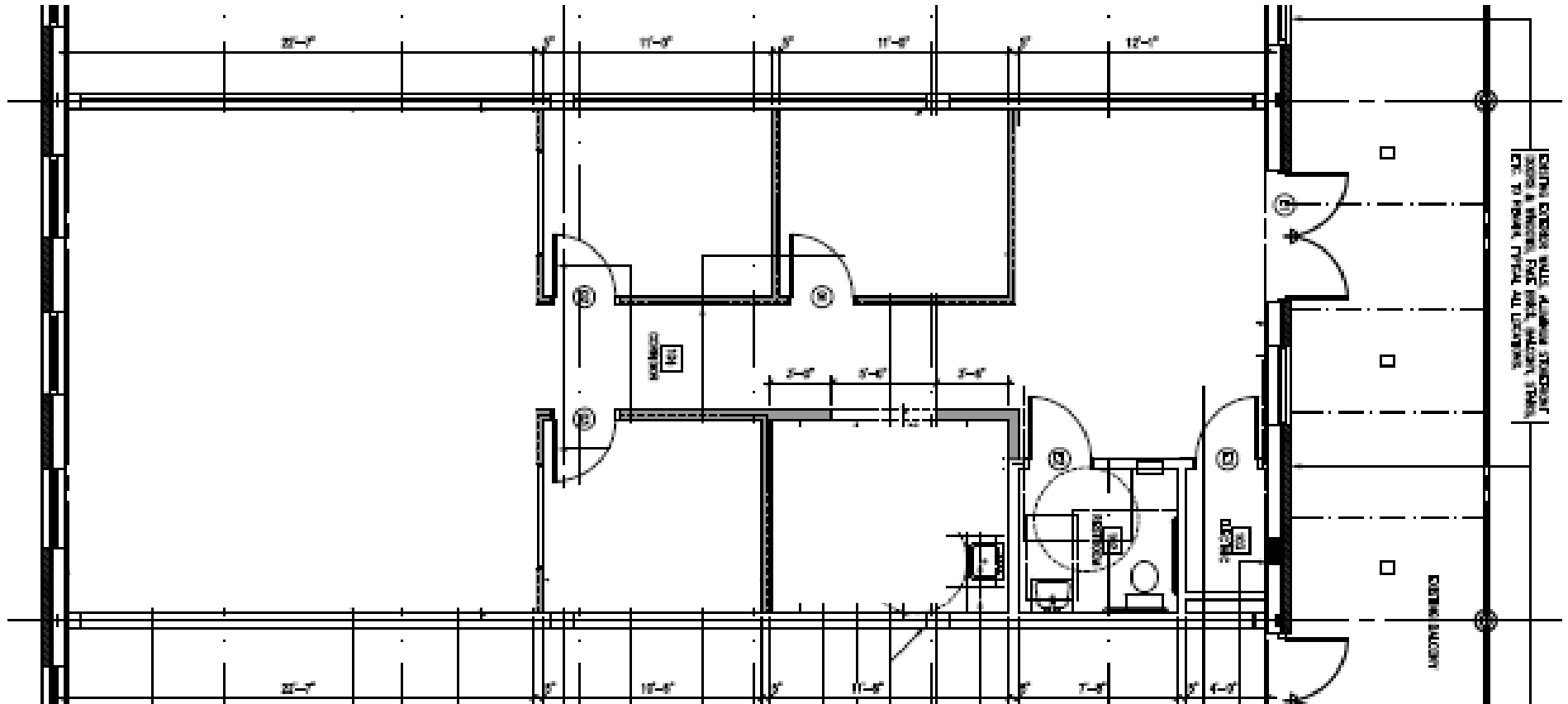
E Virginia Street

415



SUITE 203

E Virginia Street



SUITE 203







300+ Multifamily Units

Includes 312 apartments, four townhomes, and 12 live-work units and 4,361 square feet of retail space. Located on the northeast corner of Virginia Street and State Highway 5, it's currently under construction with the entire project estimated to be completed by June 2024. [Source: McKinney Courier-Gazette](#)



New McKinney City Hall

Construction on the new McKinney City Hall will be complete in October 2024 and will be seven times the size of the last facility and will hold nine departments. This building will be over 175,000 SF and span over five floors. [Source: Community Impact](#)



TUPPS Brewery

The TUPPS Brewery is relocating and expanding it's the historic Mill District of downtown McKinney. The new project will include tasting rooms, an updated production facility, retail shops, and an entertainment venue. TUPPS Brewery just opened in Spring 2024. [Source: D Magazine](#)



Lower 5 Plaza Project

Provides an enhanced pedestrian connection between along State Highway 5 between Virginia Street and Louisiana Street. The project is currently in the preliminary design phase which provides the bridge layout, drainage design, and conceptual park layouts. [Source: McKinney Texas](#)

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

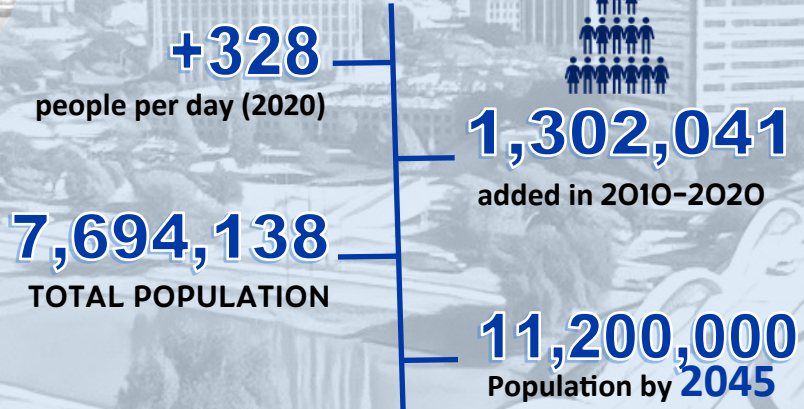
4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



DFW AREA GROWTH

50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022



4TH LARGEST METRO IN U.S. OVER **200** CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including: **TCU**, **SMU**

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

INFORMATION ON BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- 👁️ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- 👁️ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 👁️ Put the interests of the client above all others, including the broker's own interests;
- 👁️ Inform the client of any material information about the property or transaction received by the broker;
- 👁️ Answer the client's questions and present any offer to or counter-offer from the client; and
- 👁️ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 👁️ Must treat all parties to the transaction impartially and fairly;
- 👁️ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 👁️ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 👁️ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- 👁️ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Vision Commercial RE DFW LLC
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov